

MOTION

There is an approximately 2.59-acre site located at the southeast corner of Albany Street and Pico Boulevard in the Westlake Community Plan area. The addresses of the site are 1330 W. Pico Boulevard and 1308-1346 S. Albany Street, and the site includes the following Los Angeles County Assessor parcels: 5135035012 and 5135035029.

The property has a two-story, vacant tilt-up building that covers the majority of the site. The property was most recently used as office space, but due to its condition, the building is functional obsolete, and a repurposing the property is inevitable.

The property owner has approached the City of Los Angeles with a proposed mixed-use development consisting of 1,008 hotel rooms, 559 residential units, and 140,000 square feet of office space. The proposed two-tower development addresses both the City's need for housing and its desire to have additional hotel rooms to serve the Convention Center. The current zoning of the property, CM-1-HPOZ, neither allows for sufficient residential density and floor area nor does it permit hotel uses. The site's "Commercial Manufacturing" land use designation has similar restrictions.

The proposed development will generate 5,000 FTE construction jobs and 1,000 permanent jobs at stabilization. In addition, the required General Plan Amendment and Zone Change, will mandate that the proposed development provide affordable housing and prevailing wages pursuant to LAMC Section 11.5.6 and 11.5.11 (Measure JJJ).

I THEREFORE MOVE that the Council initiate the proceedings for a General Plan Amendment from Commercial Manufacturing to Regional Commercial, including any required amendments to the footnotes of the Westlake Community Plan to allow a floor area ratio of 13:1, and a Zone Change from CM-1-HPOZ to C4-2, and the adoption of any other required Resolution and/or Ordinance, with respect to various parcels located at 1308-1346 S. Albany Street (Los Angeles County Assessor parcels: 5135035012 and 5135035029).

PRESENTED BY:

GILBERT CEDILLO
Councilmember, 1st District

SECONDED BY:

footnote